

FAR AND OTHER ZONING CALCULATIONS:

23,494 (SITE BOUNDARY)*3.0 (FAR IZ) = 70,482 SF MAX FOR BUILDING IN TYPICAL RESIDENTIAL LEVELS ABOVE GRADE (NOT COUNTING PENTHOUSE AND/OR CELLAR IF UTILIZED)

PENTHOUSE FAR MAXIMUM IF UTILIZED = 0.4*23,494 = 9,397 SF (RESIDENTIAL USES ONLY - COMMUNITY AND/OR MECHANICAL SPACE DOES NOT COUNT TOWARDS FAR LIMIT)

MAX LOT OCCUPANCY = 0.75 (IZ) *23,494=17,620 SF [NOTE: IN MU-4 ZONE, THIS CAN BE TAKEN FROM THE FIRST RESIDENTIAL FLOOR]

LOT OCCUPANCY AT SECOND FLOOR (WORST CASE) = 15,982<17,620 SO CURRENT BUILD OUT IS COMPLIANT

1736 RHODE ISLAND AVE UNIT MATRIX - SENIOR

Updated: 01/29/2017		STUDIO / 1 BATH		1 BED / 1 BATH											2 BED / 1 BATH (TYPE 2B's ARE 2BATH)												
UNIT TYPES		S1	S1-TYPE A	1A	1A-FIRST	1B	1C	1D	1D-FIRST	1E-TYPE A	1F	1G	1G-1	1H	1J	1K	2A-TYPE A	2A-FIRST	2B	2B-FIRST	2C	2C-FIRST	TOTAL	UNIT NET	FLOOR GROSS		
GROSS UNIT SQUARE FOOTAGE		0	0	576	528	673	689	666	632	660	696	540	600	530	658	669	774	726	976	867	820	772					
RESIDENTIAL LEVELS																											
FIRST FLOOR		0	0	1	2	1	0	0	1	1	1	0	1	0	1	1	0	2	0	1	0	2	15	10,083	15,462		
SECOND FLOOR		0	0	5	0	1	1	1	0	2	1	1	0	1	1	1	2	0	1	0	2	0	20	13,485	15,982		
THIRD FLOOR		0	0	5	0	1	1	1	0	2	1	1	0	1	1	1	2	0	1	0	2	0	20	13,485	15,982		
FOURTH FLOOR		0	0	5	0	1	1	1	0	2	1	1	0	1	1	1	2	0	1	0	2	0	20	13,485	15,982		
TOTAL UNITS		0	0	16	2	4	3	3	1	7	4	3	1	3	4	4	6	2	3	1	6	2	75	50,538	63,408		
TOTAL UNIT GSF		0	0	9,216	1,056	2,692	2,067	1,998	632	4,620	2,784	1,620	600	1,590	2,632	2,676	4,644	1,452	2,928	867	4,920	1,544	50,538				
PERCENTAGE		0.00%	0.00%	21.33%	2.67%	5.33%	4.00%	4.00%	1.33%	9.33%	5.33%	4.00%	1.33%	4.00%	5.33%	5.33%	8.00%	2.67%	4.00%	1.33%	8.00%	2.67%	100.00%				
TOTAL UNITS BY TYPE		0		55														20						75			
PERCENTAGE BY TYPE		0%		73%														27%						100%			
HANDICAP UFAS 'TYPE A' UNITS		13	17%	*2% VHI UNITS ALSO REQUIRED IN ADDITION TO TYPE A UNITS																							
RESIDENTIAL EFFICIENCY		79.7%																								AVERAGE UNIT SF: 674	
SURFACE PARKING		GSF	REQ'D	PROVIDED																					FAR BASE 2.70		
CAR-SHARING SPACES (ON SURFACE - EACH COUNTS AS 3 REQ.)		0	0	0																							
RESID. PARKING (SENIOR ABOVE 4 UNITS 1/6 UNITS)		0	12	6																							
TOTAL PARKING REQUIRED			12	12																							
GRAND TOTAL GROSS AREA		63,408																						FAR W/ PENTHOUSE NA			
COMMON AREA SF BREAKDOWN		GSF																								LOT AREA 23494	
TENANT STORAGE (SPREAD THROUGHOUT)		TBD																									
LEASING SUITE		TBD																									
MAIN LOBBY / MAIL / LEASING		2,175																									
FITNESS		TBD																									
AMENITIES IN FIRST FLOOR		TBD																									
BICYCLE STORAGE BREAKDOWN		Required	Provided																								
Long Term (1/3 units)		25	25																								
Total Required:		25																									

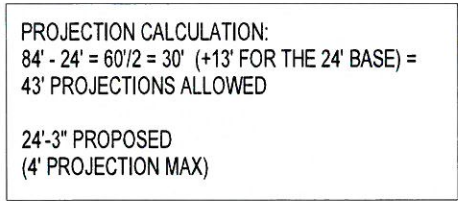
1736 RHODE ISLAND AVENUE
ZONING AND OTHER INFO OPTION A - SENIOR

SKETCH
DATE
01/30/17
A-05

SCALE:



11720 Beltsville Drive
Suite 600
Calverton, MD 20705
Tel: 301-595-1000
Fax: 301-595-0089



PROJECTION CALCULATION:
 $104' - 24' = 80/2 = 40'$ (+13' FOR THE 24' BASE) =
 53' PROJECTIONS ALLOWED

53' PROPOSED
 (4' PROJECTION MAX)

- COLOR LEGEND**
- | | |
|---|-------------|
|  | CIRCULATION |
|  | SERVICE |
|  | UNIT - 1 BR |
|  | UNIT - 2 BR |

PROJECTION CALCULATION:
 $170' - 24' = 146'/2 = 73'$ (+13' FOR THE 24' BASE)
 = 86' PROJECTIONS ALLOWED
 72' PROPOSED
 (4' PROJECTION MAX)

1736 RHODE ISLAND AVENUE
TYPICAL FLOOR PLAN OPTION A - SENIOR

DATE	SKETCH
01/30/17	A-2S

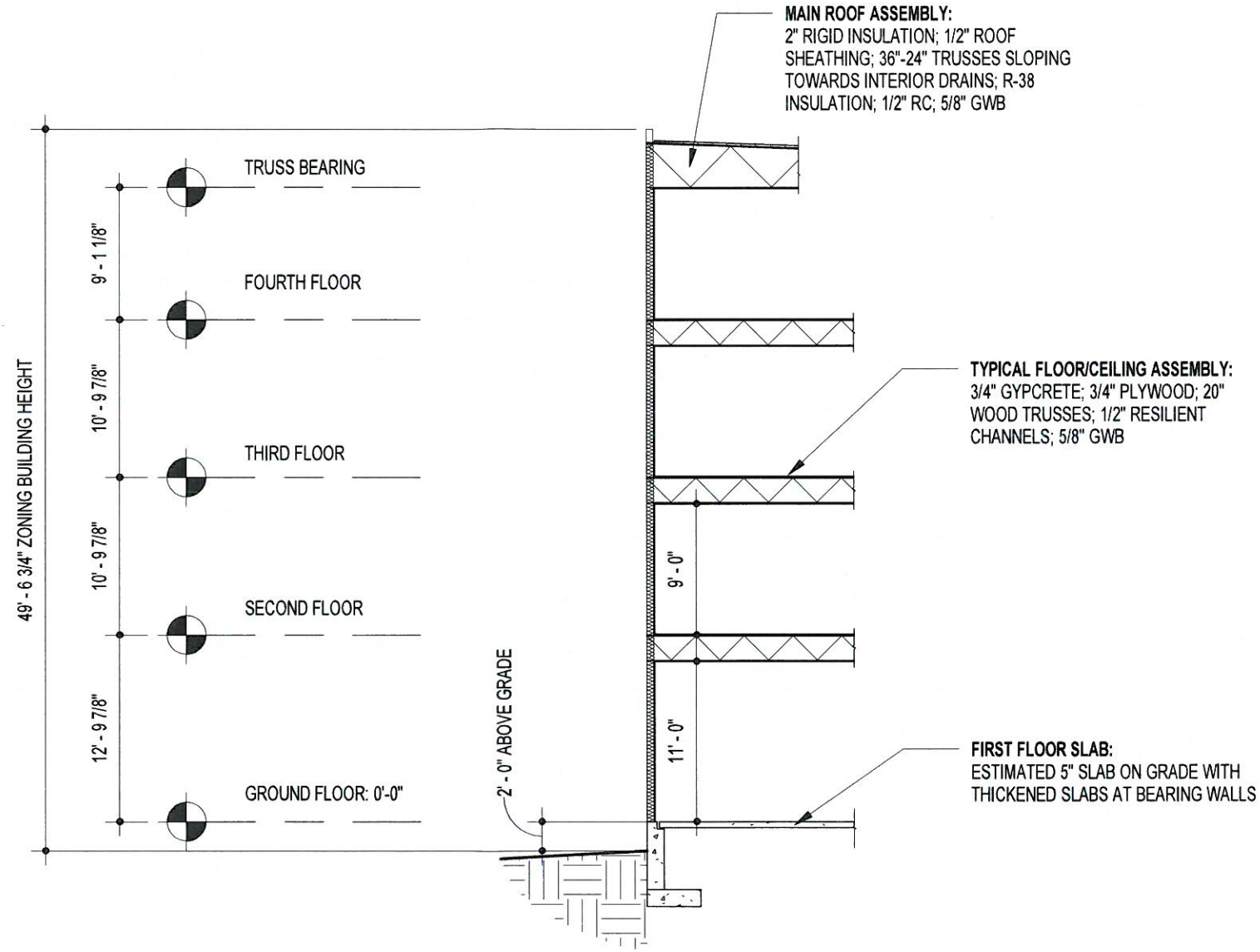
SCALE: 3/64" = 1'-0"



GRIMM AND PARKER

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1736 RHODE ISLAND AVENUE
BUILDING SECTION OPTION A - SENIOR

SCALE: 3/32" = 1'-0"

DATE 01/30/17

SKETCH A-5S